

AGENDA

CIA Review Meeting
September 28, 1981

1. Status Reports
2. Geotechnical Investigation
3. EIA
 - o Submission of draft to GSA, Monday, October 26; deadline for texts: Monday, October 12.
 - o Alternatives considered: no action, partial consolidation: how to treat
 - o Recreation (Langley Fork Park) (Par Course)
4. Master Plan
 - o Distribute outlines
 - o How to treat phasing
 - o Reception center
 - o Parking: GSA
 - o How to treat number of CIA employees
5. Review of drawings/procedure for Thursday NCPC session.
6. Meet a) before b) after NCPC?

STAT

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Skidmore, Owings & Merrill

September 24, 1981

OUTLINE

CIA MASTER DEVELOPMENT PLAN

1.0	Introduction	<u>Applicable</u> <u>Drawings</u>
1.1	Summary of Plan	
1.2	Background and rationale for project	E-1
1.3	Planning process	
✓2.0	Existing Land Use	
2.1	Acreage of various uses (table)	E-2
2.2	Topography and natural features	E-3, E-4
✓3.0	Existing Facilities	
3.1	Existing buildings and their uses (table)	E-5
	o Heights	
	o Gross floor areas	
	o Status and condition of buildings (permanent, temporary, to be replaced, etc.) (table)	
3.2	Architectural character of existing buildings (style, building materials, etc.) (table)	
3.3	Number and types of employees (table) → ?	
3.4	Transportation and circulation	E-6
	o Circulation system and access/egress	
	o Parking facilities	
	o Existing traffic volumes (table)	
	o Available transit service	
	o Pedestrian circulation	
3.5	Public and private utilities	E-8
4.0	Master Development Plan	
✓4.1	Land use plan: major categories of land uses and their acreages (table)	M-1
✓4.2	Circulation plan	M-2
	o Access and egress	
	o Internal circulation: main, secondary, and service roads	
	o Projected traffic volumes on and off site (table)	
	o Location and number of parking and	

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Applicable Drawings

- loading spaces **(table)**
- o Pedestrian circulation system
- o Public transportation **(table)**
- ✓4.3 Site development plan M-3, M-4
 - o Location, uses, gross floor areas, and heights of buildings **(table)**
 - o Status and condition of buildings (existing to remain as is, existing to be removed, proposed for future, etc.) **(table)**
 - o Numbers of employees in buildings **(table)**
- ✓4.4 Landscape plan M-6
 - o Existing and proposed trees and planting **(table)**
 - o Topography
 - o Other significant features (drainage, retaining walls, etc.)
- ✓4.5 Site sections (2) M-7
 - o Topographical and natural features; heights of buildings
- ✓4.6 Staging of development **(table)** M-8
 - o Ten-year program
 - o Time of completion of facilities
- 4.7 Utilities plan **(table)** M-9
- 4.8 Relationship to local plans and programs M-10
 - o Fairfax County
 - o National Park Service
 - o VDHT
 - o GSA
 - o Private groups
- 4.9 Cost estimate **(table)**
 - o site work
 - o Utilities
 - o Roadways
 - o Parking structure
 - o Foundation
 - o Building shell
 - o Finishes
 - o Systems and equipment

CIA DRAWING LIST
15661-000
September 4, 1981

Number	Title	Base	Overlays	Remarks
E-1	Vicinity Map	D(100%)	D1(100%)	Overlay D1: Site indication & other reference notes
E-2	Existing land use	A(50%)	A1(50%) A3(100%)	Overlay A1: Road net Overlay A3: Land use indications
E-3	Existing natural features	A(50%)	A1(50%) A2(100%) A4(100%)	Overlay A2: topography Overlay A4: natural features notation
E-4	Existing conditions aerial photo			In base drawing
E-5	Existing conditions	A(100%)	A1(50%) A5(100%)	Overlay A5: building titles etc.
E-6	Existing local circulation	A(50%)	A1(50%) A6(100%)	Overlay A6: Circulation level of service, distribution, parking, volume, public transit, pedestrian circulation
E-7 (optional)	Existing vicinity circulation	D(50%)	D2(100%)	Overlay D2: Vicinity circulation
E-8	Existing Utilities Plan	A(50%)	A-7(100%)	Overlay A7: utilities
M-1	Master plan land use	B(50%)	B1(50%) B3(100%)	Overlay B1: road net Overlay B3: land use indications

Number	Title	Base	Overlays	Remarks
M-2	Master plan circulation	B(50%)	B1(50%) B4(100%)	Overlay B4: circulation, level of service, distribution parking, volume, public, transit, pedestrian circulation
M-3	Master Plan Site Development	B(100%)	B1(50%) B5(100%)	Overlay B5: Shadows, labels
M-4	Master Plan Detail Site Development	C(100%)	C1(50%) C2(50%) C3(50%)	Overlay C1: Road net Overlay C2: Topography Overlay C3: 1st Floor plan, labels
M-5 (optional)	Master Plan Floor Plans			1" = 100' Diagrammatic floor plans
M-6	Master plan natural features	B(50%)	B1(50%) B2(100%) B6(100%)	Overlay B2: Topography Overlay B6: Natural features
M-7	Master plan site sections			In base drawing
M-8	Master plan staging	B(50%)	B1(50%) B7(100%)	Overlay 7: Staging
M-9	Master plan utilities	B(50%)	B8(100%)	Overlay 8: Utilities
M-10	Relationship to vicinity	D(50%)	D3(100%)	Overlay D3: Issues ?

Key: A - Existing 200' = 1"
 B - Masterplan 200' = 1"
 C - Masterplan 100' = 1"
 D - Vicinity Plan

CIA MASTER PLAN
RENDERINGS, MODEL, AND PHOTOS

1. Perspective Renderings

Three renderings required: one overall view, bird's eye, 20" x 30", and two "special interest areas", eye level, 18" x 24".

2. Model

Presentation quality; to include access routes and extend at least one block beyond site boundaries; should show all new and existing structures in block form, parking, roadways, plazas, bus stops, fences, building entrances, new and existing landscaping features.

3. Photos and Slides

Three mounted color photos of model (20" x 30"); five sets of 35 mm color slides of model.

OUTLINE
MASTER UTILITY SYSTEMS PLAN

1.0 Introduction

- 1.1 Summary
- 1.2 Relationship to Master Development Plan
- 1.3 Planning process: agencies consulted

2.0 Existing Systems

- 2.1 Water supply
- 2.2 Sanitary sewer
- 2.3 Storm sewer
- 2.4 Storm water management
- 2.5 Drainage and erosion control
- 2.6 Electrical power

3.0 Capacity Analysis

- 3.1 Water supply
- 3.2 Sanitary sewer
- 3.3 Storm sewer
- 3.4 Storm water management
- 3.5 Drainage and erosion control
- 3.6 Electrical power
- 3.7 Conclusions

4.0 Improvements Required

- 4.1 Design criteria for applicable systems
- 4.2 Unmet demands
- 4.3 Recommended improvements: relocation and new construction

5.0 Cost Estimates